



27B Loftia View, Clarkson



## CLARKSON FAMILY GEM

Light and bright, freshly renovated with a functional layout, this three-bedroom, one-bathroom home is ideal for first-home buyers, downsizers or investors seeking a property in family-friendly Clarkson within striking distance to parks, sporting facilities, schools, shopping and public transport.

Graced by a mature Jacaranda tree and gardens, the front of the home is an inviting abode, privately set back from the road. Walk down the driveway to the rear property, step inside and be greeted by the formal lounge room. Clean lined and restful, this is a comfortable and welcoming room providing the comfort of carpet and reverse cycle air-conditioning and bathed in natural light.

Further along, the home's central hub of open-plan kitchen and dining areas is an inviting space for all the family to come together and enjoy. The kitchen is brand new with timber-style flooring, a well-appointed space that features all the conveniences required for the modern family, including ample benchtops, stainless steel sink, cupboards and pantry. From the dining area, floor-to-ceiling sliding doors not only create a beautiful airy ambiance, but a seamless flow between inside and exterior spaces making summertime living easy.

Open up your doors for a lovely breeze in the warmer months and enjoy your generous-sized, paved courtyard. Easily large enough for outdoor furniture, tables and chairs, large potted plants and BBQ, and surrounded by a high

3 bedrooms 1 bathroom 1 car space 413 m2

**Price** SOLD for \$560,000  
**Property Type** Residential  
**Property ID** 30459  
**Land Area** 413 m2  
**Floor Area** 91 m2

### Agent Details

Jonathan Durrant - 0438 909 480

### Office Details

Xceed Real Estate - Sales  
 Level 8, 3 Hasler Road Herdsman,  
 WA, 6017 Australia  
 08 9207 2088

**XCEED**   
 REAL ESTATE

limestone wall, this makes for a magnificent, private alfresco dining or entertainment area, kids play zone, a peaceful spot to unwind, with easily enough space for the green thumb to add their own special touches. This is the perfect outdoor zone to make this your special sanctuary away from the hectic pace of modern life.

All bedrooms provide the comfort of carpet flooring, blinds, ceiling fans and built-in robes, the main bedroom boasting walk-in robes while a central bathroom provides both a shower and bath.

With an emphasis on convenient and comfortable family living, this home is just moments from major amenities and nearby Quinns Beach, with Clarkson station a short drive or cycle away and easy access to Wanneroo Rd and freeway making travelling to and from home a breeze. Beautifully presented, this abode is ideal for first-home buyers seeking a low-maintenance home within a great community or investors looking to add to their portfolio. For expressions of interest, please contact Jonathan Durrant at [Jonathan.d@xceedre.com.au](mailto:Jonathan.d@xceedre.com.au) or call 0438 909 480.

#### Features:

- Three carpeted bedrooms, all with ceiling fans, blinds
- One Bathroom with bath
- Main bedroom with walk-in wardrobe
- Two other bedrooms with built-in wardrobes
- Light and bright open-plan kitchen/dining areas
- Renovated kitchen with ample bench space, cupboards and pantry, upright gas oven and cooktop
- New timber-style flooring in kitchen
- Drapes over sliding doors
- New reverse cycle, split system air-conditioning in living room
- Security screens
- Separate laundry area with exterior access
- Downlights
- Limestone wall and paving wrapping around side of home to private drying area
- Single car carport with newly installed automatic door

#### Location (approximate distances):

- Nearby bus stops along Hester Avenue
- Close to Mitchell Freeway and Wanneroo Road

- Hidden Valley Park 170m
- Ridgeway Park 400m
- Clarkson Community High School 850m
- Stradbroke Gardens 900m
- North Metropolitan TAFE 1.3km
- SUPA IGA 1.8km
- Merriwa Medical Centre 1.8km
- Sommerly Primary School 2.0km
- Merriwa Primary School 2.1km
- IGA Quinns Rocks Fresh 2.3km

Clarkson Station 2.8km

Quinns Beach 3.7km

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*